



## HISTORIC SITE PRESERVATION BOARD STAFF REPORT

DATE: December 9, 2014

NEW BUSINESS

SUBJECT: CERTIFICATE OF APPROVAL REQUEST BY PLAZA INVESTMENTS COMPANY, LLC FOR INSTALLATION OF A NEW EXIT DOOR AND WINDOW WITHIN AN EXISTING WINDOW OPENING IN A CLASS 1 HISTORIC BUILDING (HSPB #22) AT 160 SOUTH PALM CANYON DRIVE (ZONE CBD) AND A CATEGORICAL EXEMPTION PURSUANT TO CEQA (CASE 3.1098 MAA).

FROM: Department of Planning Services

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### SUMMARY

A new restaurant and event space is proposed for an existing suite at La Plaza Shopping Center; based on the occupancy of the space, an additional exit door is required by code. The applicant is proposing to install a new door and window within an existing window location, eliminating the need to create any additional openings within the existing wall.

### RECOMMENDATION:

Approve the certificate of approval, with the following condition:

- 1) The applicant shall submit the design of the railing surrounding the outdoor dining area for review and approval by the Historic Site Preservation Board prior to the issuance of permits.

### ISSUES:

- The new exit door is required by the building code due to occupancy load requirements.
- The door and window are proposed to be located within the space of an existing window opening, minimizing the impact to the character of the existing structure.
- A new railing is proposed to enclose the outdoor dining area in front of the restaurant; as no design for the railing has been submitted with this application, the applicant will need to submit the design at a later date for review and approval by the Historic Site Preservation Board.

**BACKGROUND:**

Pursuant to Municipal Code Section 8.05.180, “No person may undertake any of the following within or upon a Class 1 historic site without a certificate of approval from the historic site preservation board:

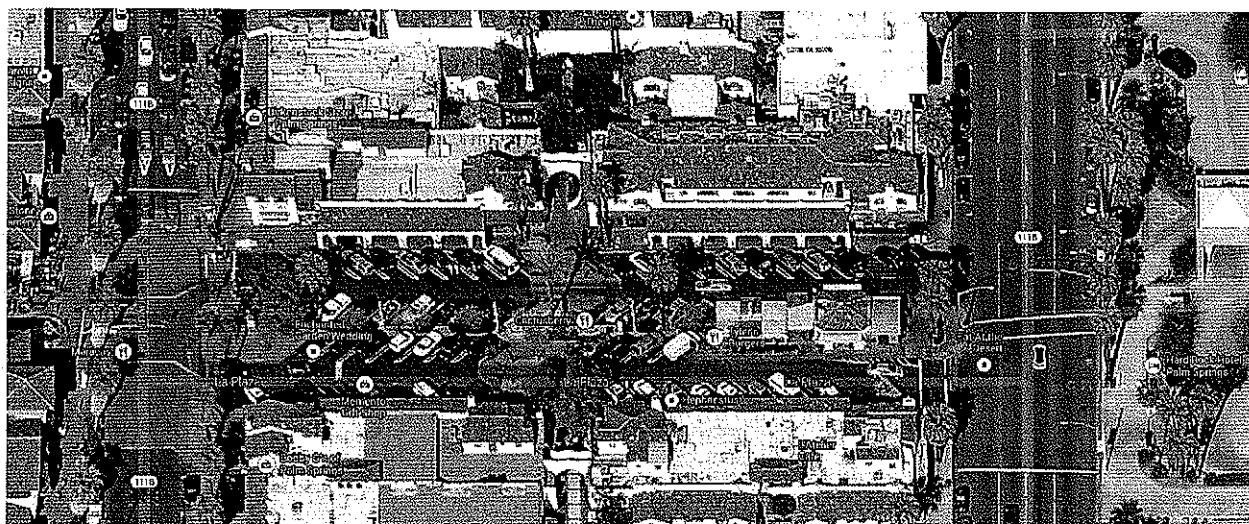
- (1) Construction of a new structure;
- (2) The moving, demolition or alteration of an existing structure in any manner which affects the exterior appearance of the structure;
- (3) A change in land use which affects the exterior appearance of a structure or the interior arrangement of public buildings;
- (4) The erection, remodeling or replacing of a sign which affects the exterior appearance of a structure.”

As noted in item 2, the proposed project causes an alteration of the exterior appearance of the subject Class 1 building and thus a Certificate of Approval from the HSPB is required.

<i>Related Relevant City Actions by Planning, Fire, Building, etc...</i>	
December 16, 1987	City Council designated “La Plaza” at 115 South Indian Canyon Drive as a Class 1 historic site (HSPB 22) (excluding the theater and the office building, but including the buildings, open space and parking areas).
December 8, 2009	HSPB approved Certificate of Approval for signage for Peabodys.
April 13, 2010	HSPB approved Certificate of Approval for signage for Bills Pizza.
June 14, 2011	HSPB approved Certificate of Approval for signage for Bobby G’s.
October 9, 2012	HSPB approved Certificate of Approval for door revisions at tenant spaces 160 A & B.
2013	Planning Commission approved the Sign Program for La Plaza.
August 12, 2014	HSPB approved Certificate of Approval for installation of pre-cast pavers in the La Plaza parking area.

<i>Neighborhood Meeting</i>	
None	

<i>Ownership Status</i>	
1951	Purchase by the present owner.



AERIAL VIEW OF LA PLAZA CENTER

### ANALYSIS:

#### Review of the proposal against the Historic Preservation Ordinance.

There are no specific findings required for Certificates of Approval, however, pursuant to Municipal Code Section 8.05.190, the Board shall consider the following in reviewing and acting upon a certificate of approval application:

- (1) The historic value and significance, or the architectural value and significance or both, of the structure and its relation to the historic value of the surrounding area;

The La Plaza Shopping Center was designated a Class 1 historic site by the City Council in 1987. When it opened in November 1936, it was touted as being unique among the shopping centers of the world, due to its combination of restaurants, shops, a theater, offices and apartments. The center was developed by Julia Carnell, and was designed by Harry Williams, father of E. Stewart Williams. Mr. Williams and his sons once maintained an office in the center.

The center was designed in the Mediterranean/Spanish Revival style, and is finished in white stucco with red clay tile roofs. The central parking area is lined on two sides with arcades and shops; courtyard areas to the north and south of the arcades contain double rows of what were once studio apartments enclosed around small quadrangles or village greens. The architectural details of the center are characteristic of the architectural style and representative of the era in which it was built, and the center remains largely intact since its original construction.

- (2) The relationship of the exterior architectural features of any structure to the rest of the structure itself and to the surrounding area;

The detailing of the fenestration is a key character-defining element of the historic qualities of the La Plaza Shopping Center; the proposed door and window will be compatible with the existing doors and windows utilized in the complex. The existing opening currently houses three mullied windows, which will be replaced with the new exit door and window. The existing opening will be partially extended to the ground to accommodate the new door, and the existing wood trim detailing around the opening will be extended in line with the new door. By utilizing an existing window opening, the applicant has minimized the impact to the existing structure while complying with building code requirements.

- (3) The general compatibility of exterior design, arrangement, texture and material which is proposed by the applicant;

The proposed detailing, materials, and paint colors will be compatible with the existing design of the complex. The proposed door will be a wooden door with board and batten-style construction, and will have an antiqued cherry finish. The new window will have wood frame construction, with a six-pane casement configuration. The window frame and muntins will be painted a dark brown color to match the other windows in the complex.

- (4) Archaeological or ecological significance of the area.

The proposed project does not impact any known archaeological or ecological significance of the site.

Staff believes the proposed modifications meet the guidelines for granting a certificate of approval by the HSPB.

#### ENVIRONMENTAL ASSESSMENT

The proposed building modification is deemed a Project under the guidelines of the California Environmental Quality Act (CEQA). Pursuant to Section 15064.5 “*Determining the Significance of Impacts on Historical and Unique Archeological Resources*”, the La Plaza Building is a “historic resource” under CEQA because it is listed in the local register of historic resources (Class 1, HSPB No. 22).

According to CEQA, a project with an effect that may cause a “*substantial adverse change*” in the significance of a historical resource is a project that may have a “*significant effect*” on that resource. “Substantial adverse change” includes alteration of the historic resource such that the significance of the resource would be *materially impaired*.

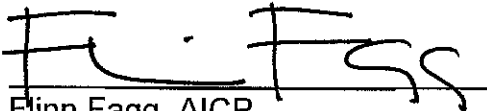
The proposed project affects the historic resource by increasing an existing wall opening and potentially altering the appearance of the structure. CEQA allows for a Class 31 Categorical Exemption (*Historical Resource Restoration / Rehabilitation*) for

projects involving maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995).

Consistent with the Secretary of the Interior Standards, the proposed alteration preserves the existing details while addressing current code requirements. While the alteration impacts the historic facade, it does not rise to the level of “a substantial adverse change,” nor does it materially impair the significance or character-defining elements of the building. Staff therefore proposes a Class 31 Categorical Exemption for the project.

CONCLUSION:

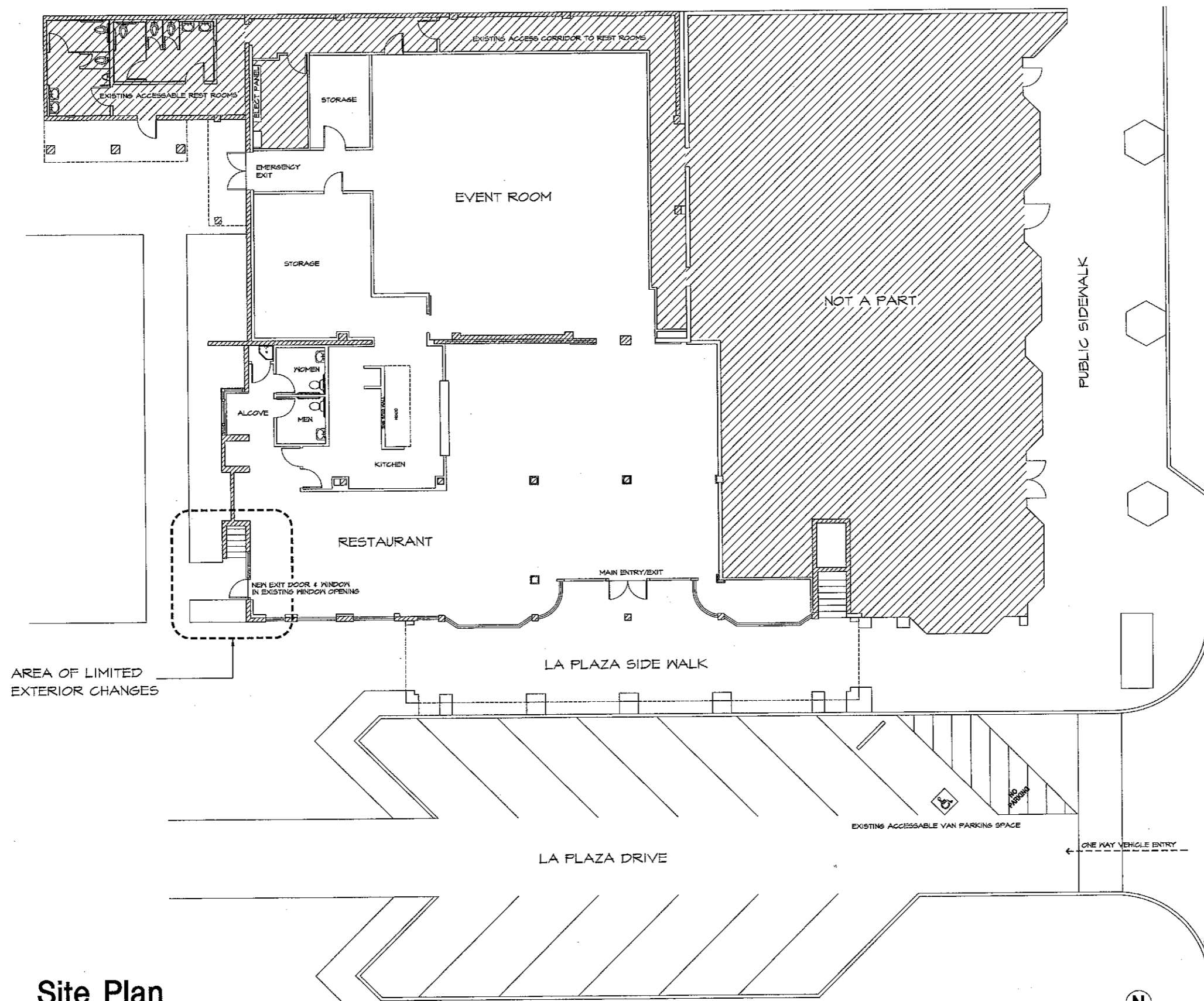
The proposed alteration minimizes the impact to the existing façade while complying with current Life Safety Code requirements. As the alteration does not adversely change the building, staff recommends approval subject to conditions of approval noted herein.



Flinn Fagg, AICP  
Director of Planning Services

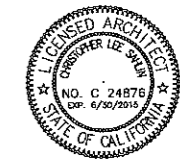
Attachments:

1. Vicinity Map
2. Reduced Plans dated 11/24/14
3. Photos



CSA

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PROJECT **Plaza 160**  
 160 La Plaza Drive  
 Palm Springs, CA 92262  
 FOR **Cafe Management L.L.C.**

Revisions	Date

SHEET TITLE  
**Building & Site Plan**

NOV 24 2014  
 RECEIVED  
 PLANNING SERVICES DEPARTMENT

DRAWN BY CLS  
 DATE 9-15-14  
 JOB NO. 14-111  
 SHEET NO. ©

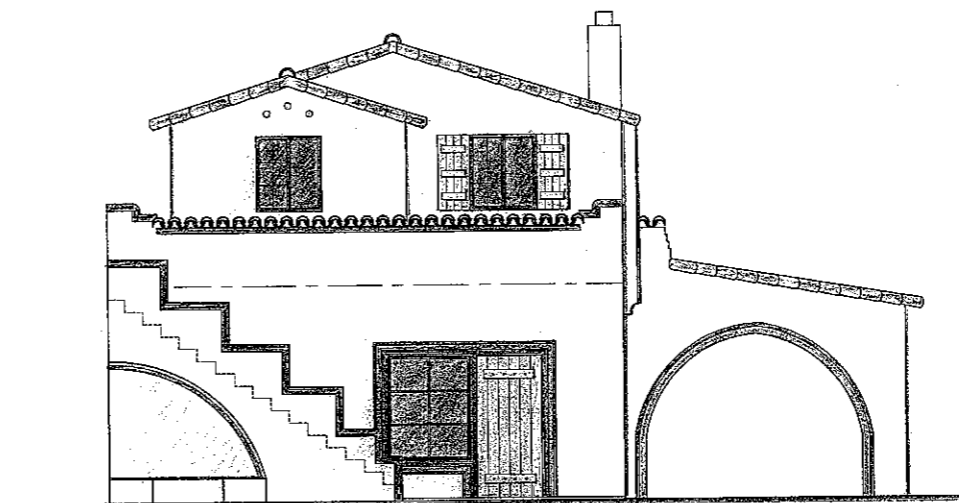
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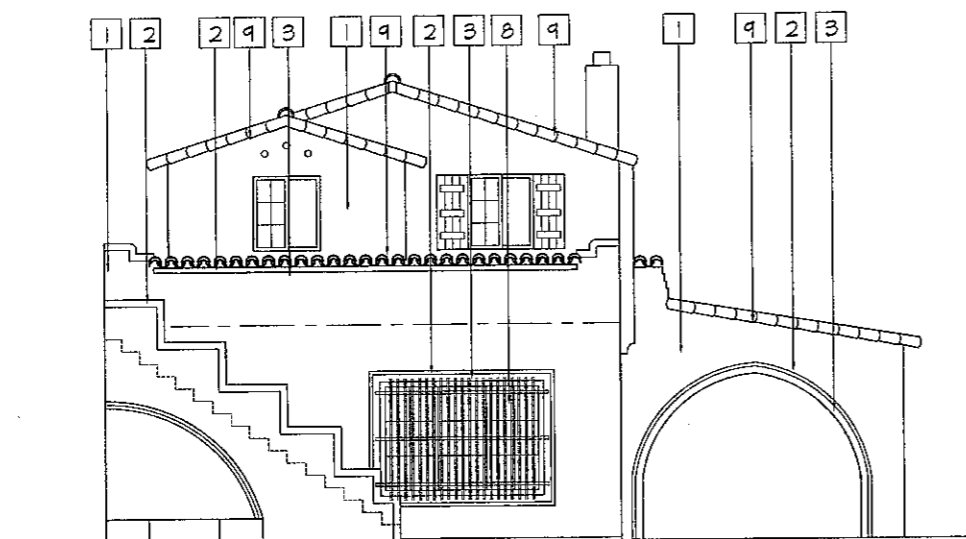
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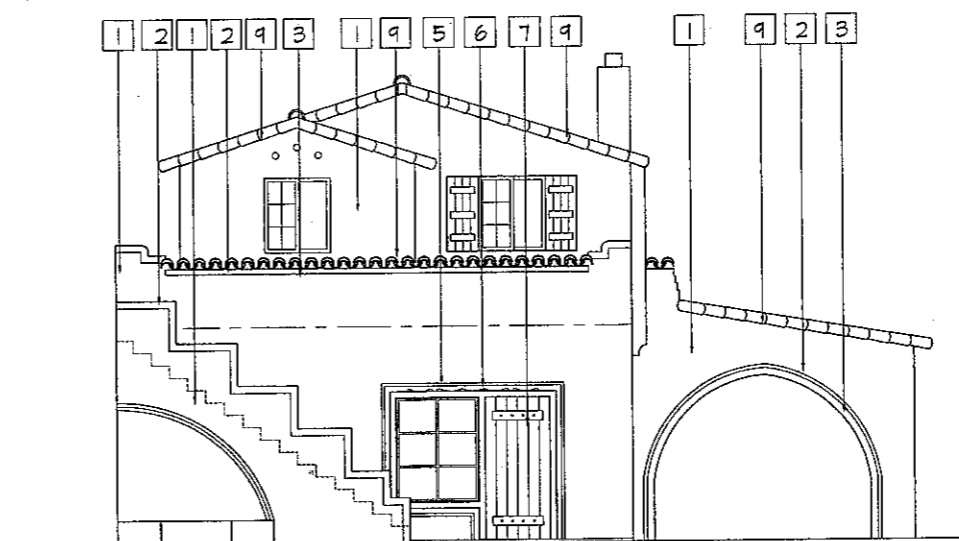
Color and Materials Schedule	
1	EXISTING PAINTED CONCRETE BRICK COLOR: FRAZEE - T740N SNOW GUM
2	EXISTING PAINTED DECORTIVE TRIM (DARK BROWN) COLOR: FRAZEE - CL 9246A ANGLE
3	EXISTING PAINTED DECORTIVE TRIM (CLAY COLOR) COLOR: FRAZEE T806N ROAINS HEARTH
4	EXISTING PAINTED WOOD WINDOWS (DARK BROWN) COLOR: FRAZEE - CL 9246A ANGLE
5	NEW PAINTED WOOD WINDOWS (DARK BROWN) COLOR: FRAZEE - CL 9246A ANGLE
6	NEW PAINTED WOOD DOOR TRIM (DARK BROWN) COLOR: FRAZEE - CL 9246A ANGLE
7	NEW STAINED WOOD DOOR BY JELD-KEN DISTRESSED KNOTY ALDER - ANTIQUE CHERRY FINISH WITH CLAVOS IN DARK PATINA
8	EXISTING IRON WINDOW GRILLS COLOR: FRAZEE - CL 9246A ANGLE
9	EXISTING TWO PIECE CLAY ROOF TILE



COLOR EAST ELEVATION



EXISTING EAST ELEVATION



EAST ELEVATION WITH EXIT DOOR ADDITION

PROJECT **Plaza 160**

160 La Plaza Drive  
 Palm Springs, CA 92262

FOR **Cafe Management L.L.C.**

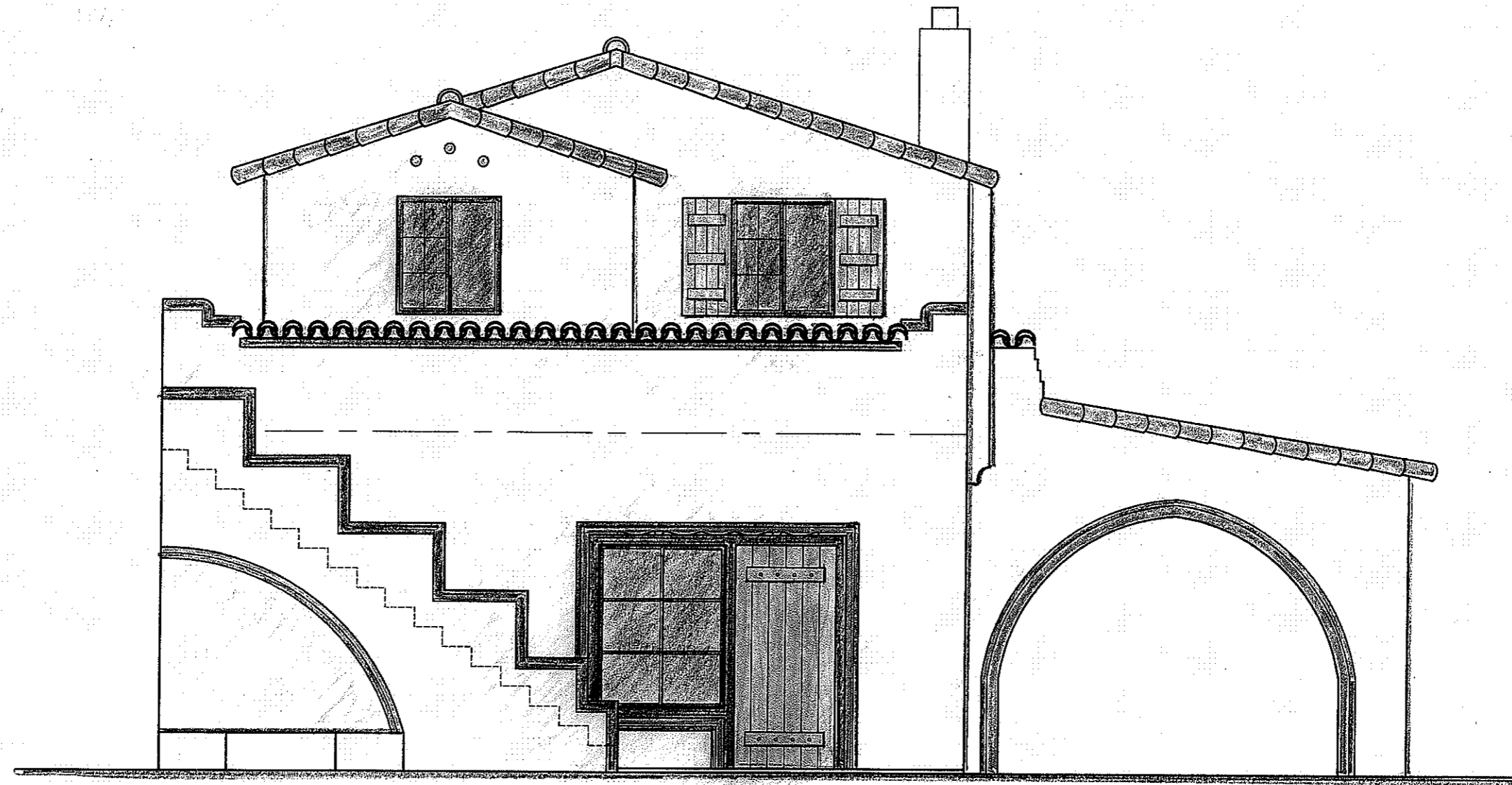
Revisions	Date

SHEET TITLE

**East  
 Elevation**

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 DATE 9-15-14  
 JOB NO. 14-111  
 SHEET NO. ©

**PD-2**



**COLOR EAST ELEVATION**











# Color & Materials Schedule

- 1 EXISTING PAINTED CONCRETE BRICK  
COLOR: FRAZEE - T140W SNOW GUM
- 2 EXISTING PAINTED DECORTIVE TRIM (DARK BROWN)  
COLOR: FRAZEE - CL 3246A ANGLE
- 3 EXISTING PAINTED DECORTIVE TRIM (CLAY COLOR)  
COLOR: FARZEE 7806N ROAINS HEARTH
- 4 EXISTING PAINTED WOOD WINDOWS (DARK BROWN)  
COLOR: FRAZEE - CL 3246A ANGLE
- 5 NEW PAINTED WOOD WINDOWS (DARK BROWN)  
COLOR: FRAZEE - CL 3246A ANGLE
- 6 NEW PAINTED WOOD DOOR TRIM (DARK BROWN)  
COLOR: FRAZEE - CL 3246A ANGLE
- 7 NEW STAINED WOOD DOOR BY JELD-WEN  
DISTRESSED KNOTY ALDER - ANTIQUE CHERRY FINISH  
WITH CLAVOS IN DARK PATINA
- 8 EXISTING IRON WINDOW GRILLS  
COLOR: FRAZEE - CL 3246A ANGLE
- 9 EXISTING TWO PIECE CLAY ROOF TILE

## Colors - Frazee Paints

- A IVORY WHITE  
COLOR: FRAZEE - T140W SNOW GUM
- B RED CLAY  
COLOR: FARZEE 7806N ROAINS HEARTH
- C DARK BROWN  
COLOR: FRAZEE - CL 3246A ANGLE



### CSA

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### Color & Materials Board LA PLAZA 160

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Palm Springs, CA 92262

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